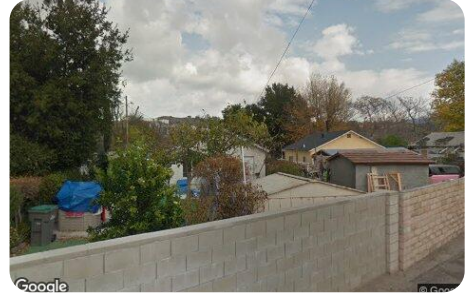


Single Family Residence **RESIDENTIAL**

23959 RACE ST

NEWHALL, CA 91321

\$470,945 TopHap Estimate · \$595 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

1

BATHS

792 ft²

LIVING AREA

0.14 ac

LOT SIZE

1939

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$471K

\$444K low

\$498K high

Est. Owner Equity

\$470,945

TAX & ASSESSMENT

Property Tax	\$2,831 (2025)
Assessed Value	\$179,695
Previous Assessed	\$176,172

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.14
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Floor/Wall Furnace
Pool	No

CLIMATE RISK

47 FLOOD	81 WILDFIRE	47 HEAT	40 STORM	50 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 4, 2026	Financing	Deed			
Apr 3, 2026	Financing	Affidavit			
Jun 27, 2007	Quitclaim	Quit Claim Transfer			\$284K
Jun 30, 2005	Quitclaim	Quit Claim Transfer			
Apr 25, 2005	Financing	Intrafamily Transfer			\$195K
Aug 13, 2003	Quitclaim	Quit Claim Transfer			\$159K
Oct 30, 1998	Quitclaim	Quit Claim Transfer			
Dec 12, 1994	Quitclaim	Quit Claim Transfer			
Feb 14, 1994	Resale	Grant Deed	\$110,000	\$139	\$110K
Sep 1, 1992	Recorded document	Mortgage			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
William S. Hart High School	High	9–12	1.2 mi
Placerita Junior High School	Middle	7–8	1.5 mi
Old Orchard Elementary School	Elementary	KG–6	1.6 mi

District: William S. Hart Union High School District (9-12)

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 91321

60 CRIME INDEX	103 AIR POLLUTION	35,927 POPULATION	\$98K MEDIAN IN-COME	61°F AVG TEMP	73% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------